

42 MACRAE AVENUE, NAIRN IV12 5 AJ

Offers Over £155,000



Two bedroom stone built end-terraced bungalow with garage located in a central and convenient area of Nairn a short walk from the town centre. The property would now benefit from a degree of modernisation allowing the buyer to put their own stamp on their home.

R&R Urquhart LLP

From Macrae Avenue the property is accessed via a wrought iron single gate onto a paved path with gravel and paving to either side. A generous driveway leads to the rear of the property and a block and harled single garage. The driveway is shared with No 44 who also have a garage. There is still ample room for off - street parking. The rear garden is fully enclosed, laid to lawn and two sheds are included in the sale.



Hallway

A uPVC and glazed front door leads into the carpeted hallway which has a cupboard housing the electric consumer unit and electricity meter. Access to the loft via a hatch.

Lounge 4.74m x 3.17m

Well-proportioned room to the front of the property laid with carpet. On the feature wall there is an alcove with cupboard below and a wall mounted gas fire. There is a chimney behind the gas fire, which could potentially be opened up again. Door to hallway and kitchen.

Kitchen 3.05m x 2.21m

To the rear of the property and fitted with limited wall and base units. A stainless steel sink and drainer sit below the window overlooking the rear garden. A glazed uPVC door leads to the garden. The central heating control is located in the kitchen.

Bedroom 1 3.40m x 3.15m

Double room to the front of the property, laid with carpet.

Bedroom 2 3.32m x 2.95m

Double room to the rear of the property, laid with carpet.

Shower Room 2.19m x 1.88m

To the rear of the property and comprising a white WC, wash hand basin and an easy access shower cubicle lined with wet-wall panels and housing a Mira electric shower. The floor is laid with anti-slip vinyl.



Extras Included

Accommodation	Hall, Lounge, Kitchen, Shower Room, 2 Double Bedrooms, Garden, Garage.
Heating	Gas central heating
Double Glazing	uPVC double glazed
Council Tax	B
EPC Rating	E
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains





The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers
Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date
A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.